

COMMUNITY MEETING

RIVERSIDE CAMBRIDGE MA

May 1, 2002

Stull & Lee Inc.
Bluestone Planning Group
Rizzo Associates, Inc
Urban Strategies, Inc.



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RIVERSIDE STUDY COMMITTEE Preliminary Zoning Recommendations

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VISIONING SESSION: GOALS EXPRESSED

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GOALS

1. Maintain and enhance Riverside's residential character and scale



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GOALS

2. Address the problems caused by institutional expansion



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GOALS

3. Prevent the loss of existing housing; encourage local home ownership



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GOALS

4. Preserve mom and pop businesses, affordable housing, and residential diversity.



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GOALS

5. Solve traffic and parking problems



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GOALS

6. Preserve and promote open space and access to the river



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ZONING PRIMER

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ZONING PRIMER

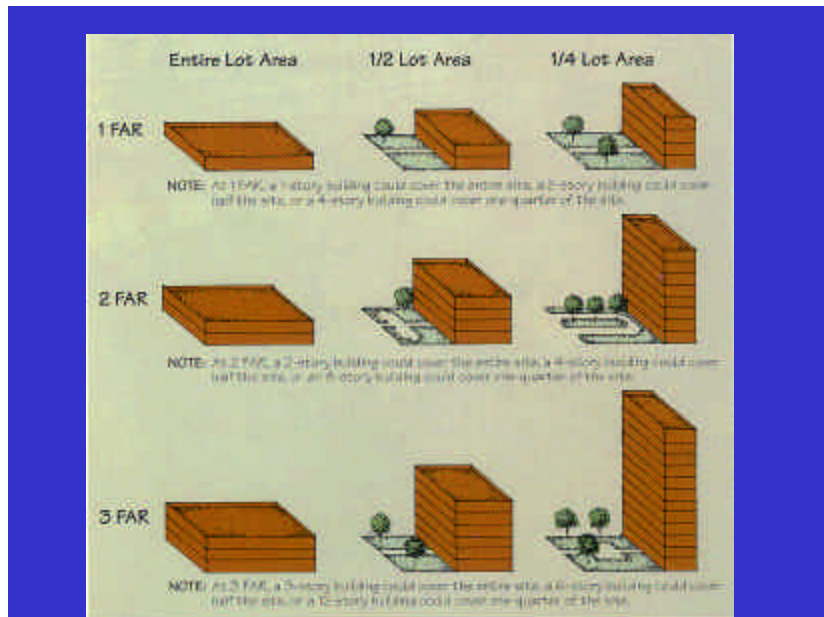
- Zoning definitions

What is FAR (Floor Area Ratio)

-FAR is a measure of development density.

-FAR is the ratio of a buildings area divided by the land area.

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ZONING PRIMER

Allowable Height

- In Riverside Allowable height is typically the limiting factor



20 & 24' (2 stories)



35' (3 stories)



85' (8 stories)¹³

ZONING PRIMER OPEN SPACE TYPES



Private/ Open to Public



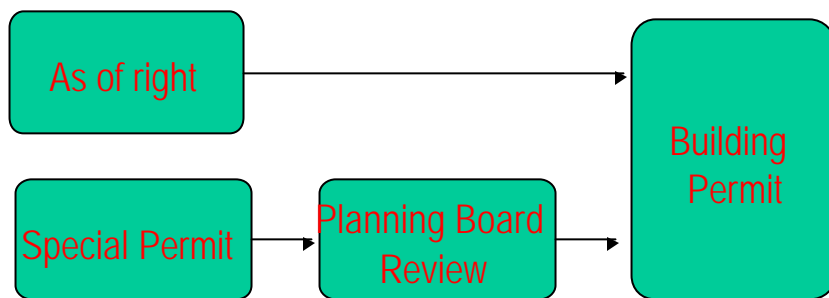
Private



Public Park

ZONING PRIMER

Special Permit



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COMMITTEE ZONING PROPOSALS

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MAHONEY'S



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MAHONEY'S



Existing Zoning

Proposed Zoning

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MAHONEY'S

BASE LB DISTRICT

- Allowed uses (under discussion) : retail, office, institutional, and residential

FAR = 0.75

- Height: 20' at neighborhood edge, 24' elsewhere
- Set backs: 20'
- Maximum building coverage : 35%
- Minimum open space : 25%

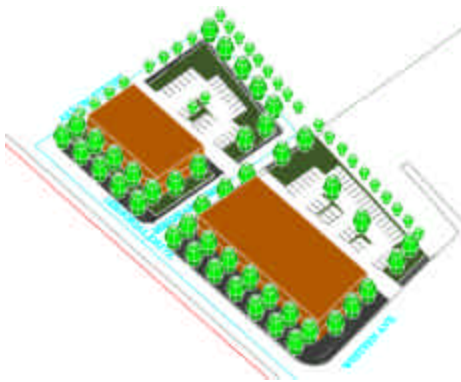
Site areas: North Block= 30,204 S.F.; South Block = 61,634 S.F.

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MAHONEY'S

BASE LB DISTRICT

Business use example



- Illustrated Floor Area = 66,000 S.F.
- Rentable Floor Area = 58, 150 S.F.
- Illustrated FAR = 0.72
- Illustrated Open Space : 25%
- Parking Spaces: Structured = 22

Surface = 73



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MAHONEY'S

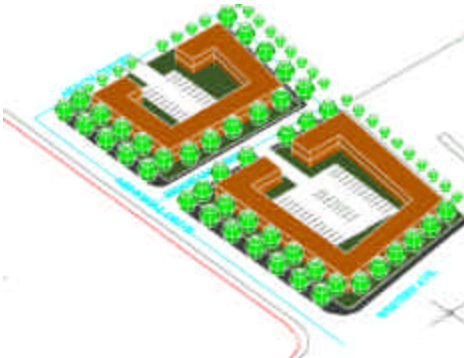
BASE LB DISTRICT
Residential use example

Illustrated Floor Area = 66,000 S.F.

Illustrated FAR = 0.72

Illustrated Open Space: 45%

Residential Units = 55



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MAHONEY'S

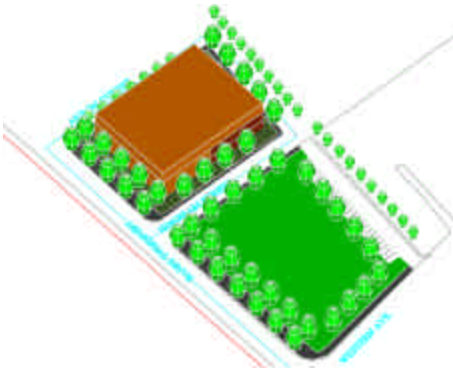
LB/ SPECIAL PERMIT

- Allowed uses (under discussion): retail, office, institutional, and residential
- FAR = 1.0
- Height: 35'
- Set backs: 20'
- Minimum open space : 50% - 60%
- Major open space on block bounded by Memorial Drive, Hingham, Banks and Western (south block)
- Transfer Floor Area to adjacent block

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MAHONEY'S

SPECIAL PERMIT
Business use/ open
space example
Version 1



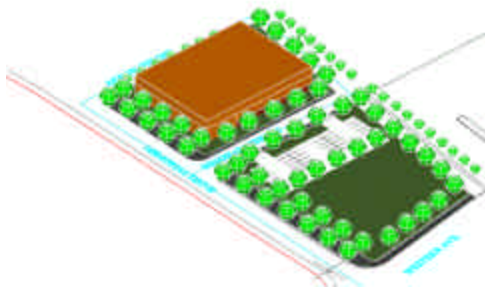
- Illustrated Floor Area = 59, 600 S.F.
- Rentable Floor Area = 35,500 S.F.
- Illustrated FAR = 0.65
- Illustrated Open Space: 64 %
- Parking: Structured = 68



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MAHONEY'S

SPECIAL PERMIT
Business use/ open space example
Version II



- Illustrated Floor Area = 64, 700 S.F.
- Rentable Floor Area = 47, 700 S.F.
- Illustrated FAR = 0.70
- Illustrated Open Space: 58 %
- Parking: Structured = 48
Surface = 35



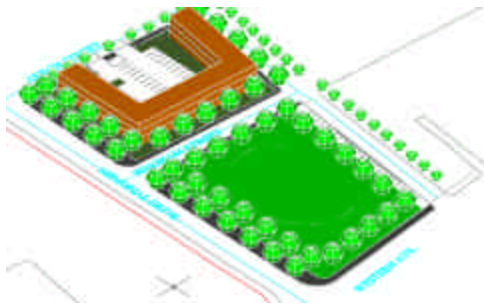
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MAHONEY'S

SPECIAL PERMIT

Residential use/ open space example

- Illustrated Floor Area = 64, 700 S.F.
- Rentable Floor Area = 47, 700 S.F.
- Illustrated FAR = 0.70
- Illustrated Open Space: 58 %
- Parking: Surface = 30



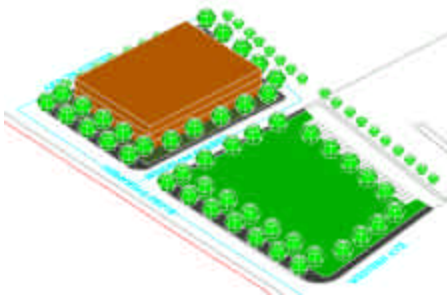
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MAHONEY'S

SPECIAL PERMIT

Museum/ open space example

- Illustrated Floor Area = 47,500 to 71,500 S.F.
- Illustrated FAR = 0.52 to 0.79
- Illustrated Open Space: 64 %
- Parking assumed
below grade: 119 space



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MAHONEY'S

COMMENTS

- Illustrated Rentable Floor Area is less for Special Permit than for Base Zone.
- To make Special Permit attractive would need to consider
 - 1) Increase allowable height
 - 2) Decrease set backs on Hingham and Akron
 - 3) Allow some development on south side of Hingham St.

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NSTAR



Switch Building



Power Plant



Corner of Western Ave. &
Blackstone St.



Blackstone St.

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NSTAR



Existing Zoning

Proposed Zoning

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NSTAR

BASE C-1 DISTRICT

- Allowable uses: residential, limited institutional
- FAR= 0.75
- Height=35'
- Setbacks: 10' or formulas
- Minimum Open Space 30%

Site areas:

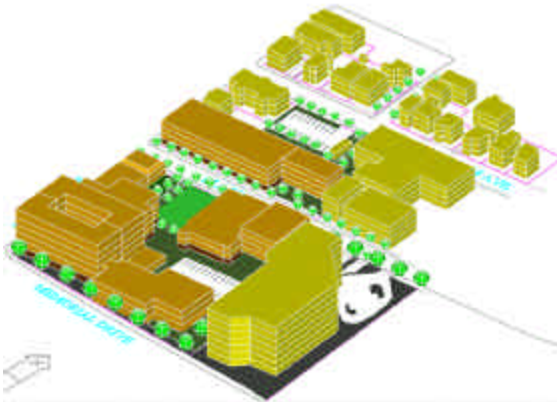
Memorial Drive Block = 114,240 S.F.; Blackstone/ Putnum Block = 43,820 S.F.

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NSTAR

BASE C-1 DISTRICT

Residential use (conversion of non-residential structures to residential use)



- Illustrated Floor Area = 218,000 s.f
- Rentable Floor Area = 182,500 s.f.
- Illustrated FAR = 1.8
- Illustrated Open Space = 32%
- Parking: Structured = 102
Surface = 45

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NSTAR

BASE C-1 DISTRICT

Residential use- Example of conversion of non-residential structures to residential use



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NSTAR

C1/ SPECIAL PERMIT

- Allowable uses: retail, office, institutional, residential
- FAR = 2.0
- Height = 85'
- Setbacks: Waived, 25' on Memorial Drive for new structures
- Minimum open space: 50- 60%

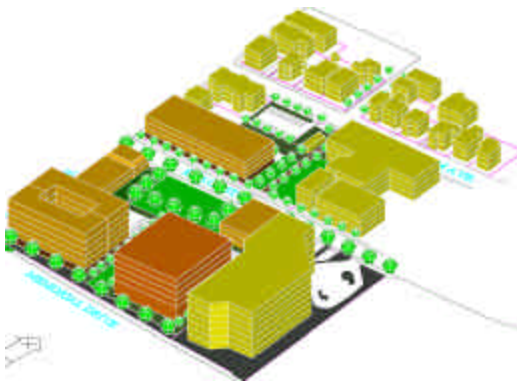


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NSTAR

SPECIAL PERMIT

Residential uses in existing buildings, offices and parking in new building



- Illustrated Floor Area = 276,100 S.F.
- Rentable Floor Area = 213,450 S.F.
- Illustrated FAR = 1.74
- Illustrated Open Space : 54%
- Parking: Structural = 209
Surface = 21

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NSTAR

SPECIAL PERMIT

Residential uses in existing buildings, offices and parking in new building- Example of new office building.



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NSTAR

COMMENTS

- Some of the buildings retained in the Base CI District scenario are unlikely candidates for rehabilitation
- For Special Permit to be attractive, would need allowable height = 85'
- Structured parking requires large floorplate, which is difficult to accommodate on this site
- Residential uses require approximately half as many parking spaces in relation to floor area as offices

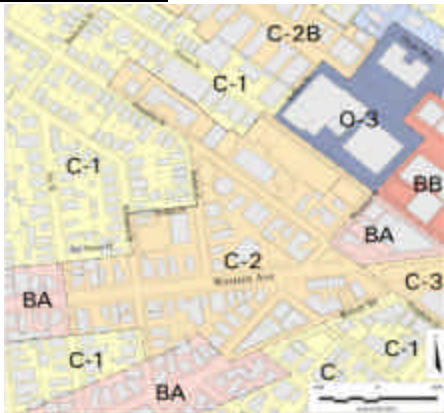
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WESTERN, KINNAIRD, FRANKLIN, GREEN

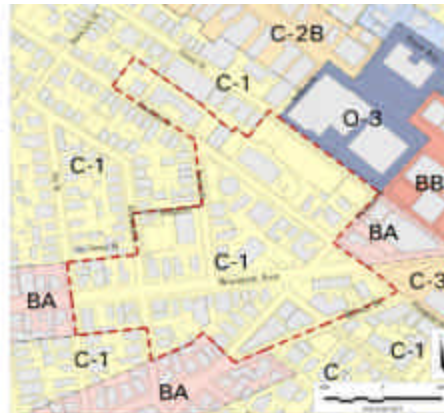


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WESTERN, KINNAIRD, FRANKLIN, GREEN



Existing Zoning



Proposed Zoning

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WESTERN, KINNAIRD, FRANKLIN, GREEN

RESIDENCE C1 DISTRICT

- Two contiguous 50' x 100' parcels
- 6 dwelling units @ 1200 S.F..
- 6 parking spaces



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RIVER STREET & PORTION OF WESTERN AVE



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RIVER STREET & PORTION OF WESTERN AVE



Existing Zoning



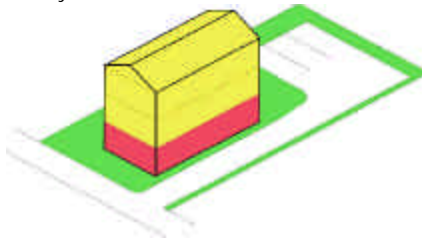
Proposed Zoning

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RIVER STREET & PORTION OF WESTERN AVE

NB DISTRICT

- 50 x 100 parcel
- Two dwelling units @ 800 S.F.
- Ground floor retail= 800 S.F.
- Three parking spaces
- Side yards as illustrated= 15'



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PUTNAM TO BANKS, WESTERN TO PEABODY TERRACE



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PUTNAM TO BANKS, WESTERN TO PEABODY TERRACE



Existing Zoning



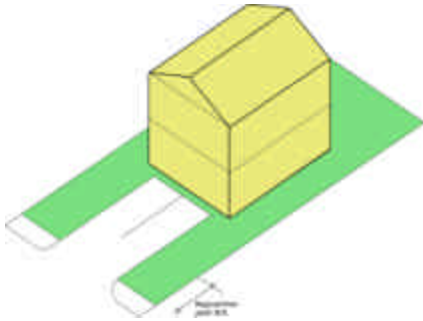
Proposed Zoning

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PUTNAM TO BANKS, WESTERN TO PEABODY TERRACE

RESIDENCE C1 DISTRICT

- 40'X 80' parcel
- Two dwelling units @ 720 S.F..
- Two parking spaces
- Side yards as illustrated = 8'



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BANKS/ GRANT/ ATHENS/COWPERTHWAIT



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BANKS/ GRANT/ATHENS/ COWPERTHWAIT



Existing Zoning



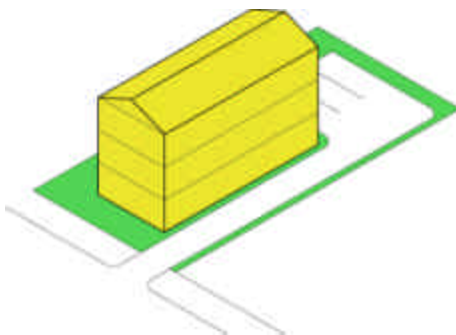
Proposed Zoning

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BANKS/ GRANT/ATHENS/ COWPERTHWAIT

RESIDENCE C DISTRICT

- 50' x 100' parcel
- 3 DU x @ 800 S.F. each
- 3 parking spaces
- Front yard as illustrated = 10'
- Side yards as illustrated= 13' and 14'
- Variance required for distance between driveway and parcel line



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BANKS/ GRANT/ATHENS/

COWPERTHWAITE

COMMENTS

- Change from C3 to C significantly lowers allowable FAR and height
- Change to C significantly constrains institutional use.